

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **RON'S AUTOMOTIVE & RV CENTER**

Case Number: **PSR2004-00001; EVR2004-00001; MZR2004-00011**

Location: 10602 NE 4th Plain Road

Request: The applicant is requesting site plan approval to remodel an existing building in Phase I, remove an existing canopy and replace with a 30 x 50 foot metal building in Phase II. The subject property is a 0.75 acre parcel located in the CL zone district.

Applicant: Tony Ferguson
10602 NE 4th Plain Road
Vancouver, WA 98662
(360) 256-7035; (360) 256-9034 FAX

Contact Person: Bob Blakemore
3719 NE 54th Avenue
Vancouver, WA 98661
(360) 694-8825; (360) 694-0797 FAX
E-mail: JBAKC@comcast.net

Property Owner: Tony Ferguson
12109 NE 133rd Court
Brush Prairie, WA 98606

Staff Contact: Dan Carlson ext. 4499

Neighborhood Contact: **Maple Tree Neighborhood Association**

Kevin Soma, President
7415 NE 93 Court
Vancouver, WA 98662
891-1162
E-mail: kmsconcrete@aol.com

Legal Description of Property: (Parcel Numbers 109420-000, 109430-000, 109431-000, 109440-000, 109445-000) Southeast Quarter of Section 09, Township 2 North Range 2 East of Willamette Meridian; Northeast Quarter of Section 16, Township 2 North Range 2 East of Willamette Meridian

Plan/Zone Designation: CL

Approval Standards/Applicable Laws:

Clark County Code (CCC) Sections: Title 15 (Fire Protection), Title 24 (Public Health), 40.230.010 (Commercial Districts), 40.320 (Landscaping & Screening), 40.340 (Parking & Loading), 40.350 (Transportation & Circulation), 40.360 (Solid Waste & Recycling), 40.370 (Sewer & Water), 40.380 (Stormwater & Erosion Control), 40.5 (Procedures), 40.520.040 (Site Plan Review), 40.570 (SEPA), and 40.610 (Impact Fees).

Application & Fully Complete Date:

Application Filed: January 9, 2004
Fully Complete: March 8, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Dan Carlson at (360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact daniel.carlson@clark.wa.gov

Date of This Notice: March 23,2004

**Closing Date for Public Comments:
April 6, 2004**